



PORTFOLIO
from


allen & harris

Hexton Road, Glastonbury, BA6 8HL

Caer Wydr, 19 Hexton Road, Glastonbury, BA6 8HL

This well-presented and spacious detached family bungalow is situated in an elevated position offering stunning transcendent views



Entrance Porch

Door to the front, double glazed windows to the front and side, integral window to entrance hall, water softner unit and door to:

Entrance Hall

Door from entrance porch, radiator, fitted with bamboo flooring and door to:

Cloakroom

WC, hand wash basin, extractor fan and luxury vinyl tiled flooring.

Lounge

18'3" x 15"

Double glazed patio doors to front garden providing stunning views. A light and airy space fitted with wooden flooring, radiator, electric fire place, television & telephone points and steps to the dining room.

Dining Room

12'4" x 12"

Split level and open plan to lounge with wooden flooring, double glazed French door to rear garden and door to kitchen.

Kitchen

13" x 12'4"

Open into utility with double glazed window to the rear and skylight. Currently fitted kitchen with a selection of wooden wall and base units, sink/drainers unit with splashback tiling, electric



oven with four ring induction hob and extractor above integrated fridge, and space for a dishwasher. The current owners plan to carry out works to the kitchen prior to exchange. There are plans for the supporting wall into the dining area to be removed creating a light and spacious open plan kitchen diner measuring (12'4" x 25'3"). Fitted with modern wall and base units and luxury work surfaces. Call the office for further information and plans for the works.

Utility Room

8'2" x 7'4"

Fitted with a double glazed window to the rear and side, part glazed door to rear garden, a selection of wall and base units, work surfaces, composite sink/drainers unit and space for a

washing machine. Along with the kitchen updating, the units in the Utility Room will be re-fitted to match.

Bedroom 1

11'4" x 12'4"

Spacious master bedroom fitted with a double glazed window to the rear, wood effect flooring, built in wardrobes providing useful storage space and a radiator.

Bedroom 2

11'4" x 10'9"

Double glazed window to the front providing lovely transcendent views, built in wardrobes providing useful storage space and a radiator,



Bedroom 3

11' x 7'8"

Double glazed window to the front providing lovely views and radiator.

Family Bathroom

Large recently fitted part tiled family bathroom with double glazed window to the rear, WC, 2 heated towel rails (one of which is electric to be used in warmer seasons), extractor fan, his and hers hand wash basins, bath, separate shower cubicle and storage cupboard.

To The Front

Double garage (17'3" x 20'9") ideal for storage/workshop with parking to the front. sloped resin driveway parallel to steps approaching terrace above the garage. This provides lovely transcendent views and is laid with astrolawn. Further steps lead to patio area approaching the entrance porch. The patio also features a fish pond.

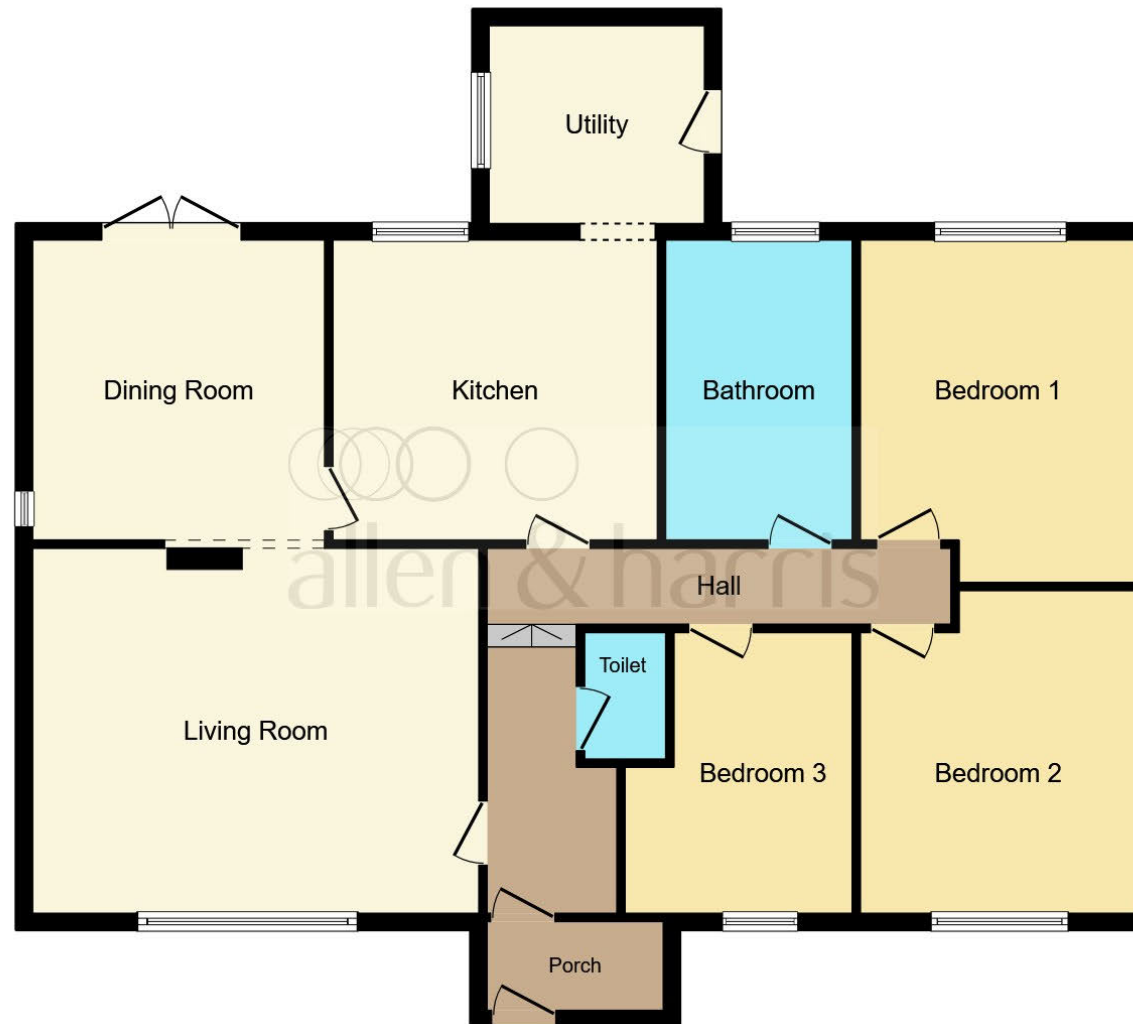
Rear Garden

A beautifully presented and peaceful rear garden with side access to the front of the property. Largely laid to lawn with social patio areas and privacy through an abundance of fruit trees and bushes including apple, raspberries, gooseberries, rhubarb and black currents. The rear garden also features lovely flower beds, herb garden, rose bushes, a play house, two water butts and two storage sheds.

Services

The property falls within a council tax band E. This property is connected to mains electricity, mains water, mains gas and mains drainage. Both central heating and water heating are gas. The property also has solar panels that are part of a rental agreement that is free of charge. The property is connected to Tru speed Internet enabling super fast Internet connection (ideal for working from home). The vendor is due to be fitting a new kitchen and knocking down a supporting wall to create a contemporary kitchen/diner. This will be completed prior to exchange and completion. For further plans detailing these works, please phone the office.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to Hexton Road, Glastonbury, BA6 8HL

This well-presented and spacious detached family bungalow is situated in an elevated position offering stunning transcendent views. With recently modernised accommodation, the bungalow offers generous reception areas, 3 bedrooms, lovely rear garden & double garage.

Guide Price

£550,000

- Vendor will be fitting a new contemporary kitchen prior to exchange
- Modernised detached bungalow
- Generous reception areas and 3 good size bedrooms
- Elevated position with stunning transcendent views

Tenure: Freehold

EPC Rating: B

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To find out more information or to arrange a viewing call

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